

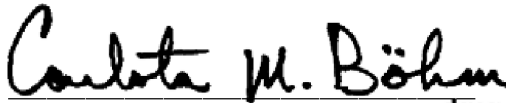
UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:	:	Bk No.: 16-24304-cmb
Theresa Kepple,	:	
	:	
Debtors	:	Chapter 13
Theresa Kepple, Movant	:	
Vs.	:	
Ronda J. Winnecour, Trustee,	:	Related to Doc. No. 176
Respondent	:	<b>ENTERED BY DEFAULT</b>

**ORDER EMPLOYING REAL ESTATE AGENT**

AND NOW, this 14th day of April, 2020, upon consideration of the Debtor's APPLICATION FOR ORDER OF EMPLOYMENT OF REAL ESTATE AGENT, it is hereby ORDERED, ADJUDGED and DECREED as follows:

1. **Sarah Smith of Howard Hanna Butler of 130 Bon Aire Plaza, Butler PA 16001**, is hereby appointed as Realtor for the Debtor in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the above referenced Application for the purpose of acting as the Debtor's Agent in connection with the sale of Debtor's real property situate at 229 Moran Road, Butler PA 16001. A realtor commission of the greater of \$395.00 plus 6 per cent of the sale price is tentatively approved, subject to the final court order.
2. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the applicant to perform the tasks involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
3. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
4. Applicant shall serve the within Order on all interested parties and file a certificate of service.

  
dmr

Carlota M. Böhm  
Chief United States Bankruptcy Court Judge

Case Administrator to mail to:  
Office of the Chapter 13 Trustee  
Debtor  
Counsel  
Realtor/Broker

FILED  
4/14/20 7:54 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

In re:  
Theresa Kepple  
Debtor

Case No. 16-24304-CMB  
Chapter 13

### CERTIFICATE OF NOTICE

District/off: 0315-2

User: culy  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Apr 14, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 16, 2020.

db #+Theresa Kepple, 229 Moran Road, Butler, PA 16002-9239  
r +Sarah Smith, Howard Hanna Butler, 130 Bon Aire Plaza, Butler, PA 16001-1981

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 16, 2020

Signature: /s/Joseph Speetjens

### CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 14, 2020 at the address(es) listed below:

Andrew L. Spivack on behalf of Creditor Ditech Financial LLC pawb@fedphe.com  
James Warmbrodt on behalf of Creditor Specialized Loan Servicing LLC bkgroup@kmlawgroup.com  
James Warmbrodt on behalf of Creditor Ditech Financial LLC as servicer for U.S. Bank, N.A.  
as trustee for Home Equity Loan Trust 1998-C bkgroup@kmlawgroup.com  
James Warmbrodt on behalf of Creditor DITECH FINANCIAL LLC bkgroup@kmlawgroup.com  
James Warmbrodt on behalf of Creditor Wilmington Savings Fund Society, FSB, DBA Christian  
Trust, not in its individual capacity, but solely in its capacity as Owner Trustee for WF 19  
Grantor Trust bkgroup@kmlawgroup.com  
Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
Ronda J. Winnecour cmecf@chapter13trusteedpa.com  
Shawn N. Wright on behalf of Plaintiff Theresa Kepple shawn@shawnwrightlaw.com,  
wrightshawn@hotmail.com;wrightshawn49@gmail.com;wrightshawnecf@gmail.com;molly@shawnwrightlaw.com  
Shawn N. Wright on behalf of Debtor Theresa Kepple shawn@shawnwrightlaw.com,  
wrightshawn@hotmail.com;wrightshawn49@gmail.com;wrightshawnecf@gmail.com;molly@shawnwrightlaw.com  
TOTAL: 9